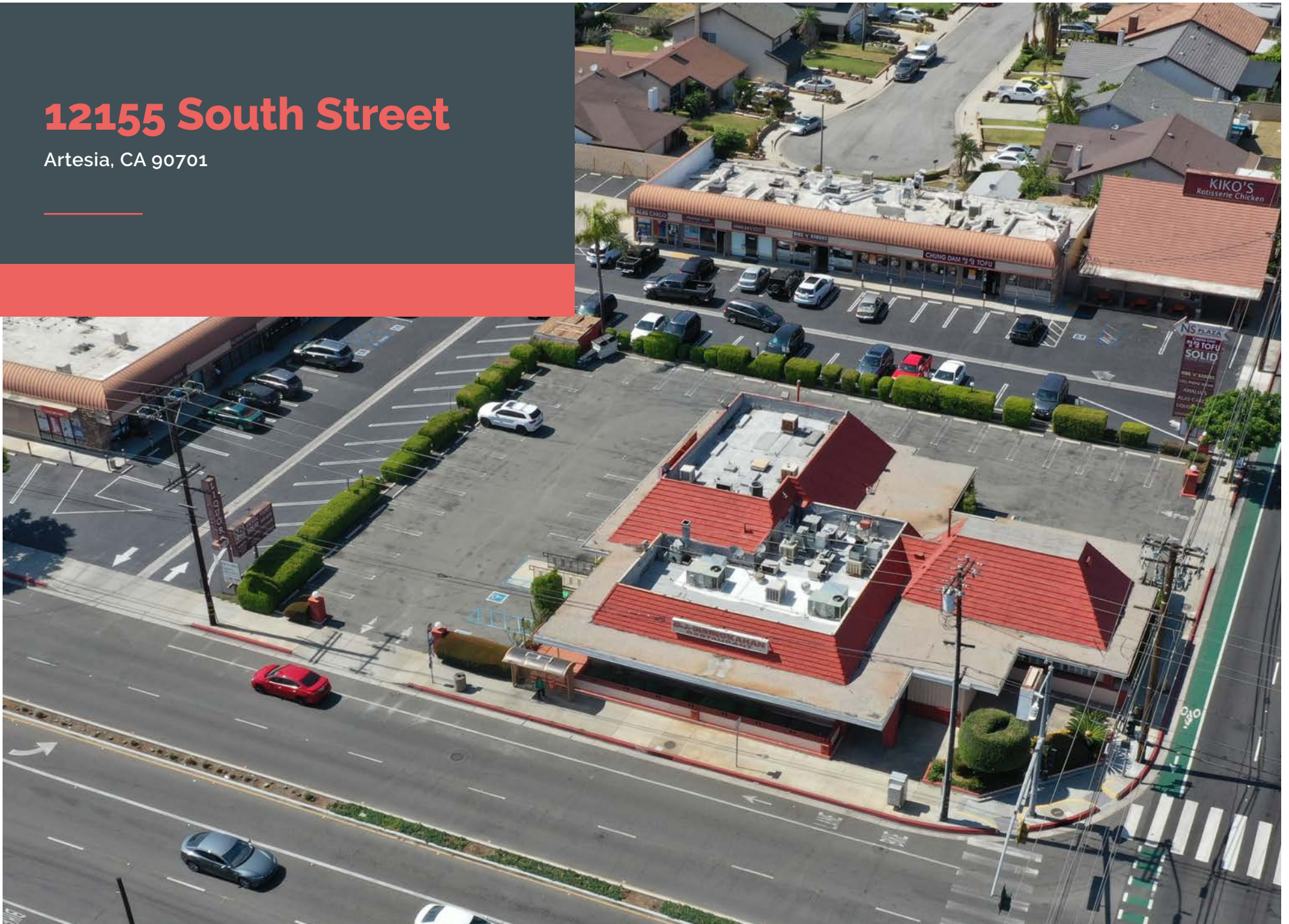


# 12155 South Street

Artesia, CA 90701





#### Disclaimer

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# For Sale or For Lease

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13305 Penn Street, Suite 200  
Whittier, CA 90602

GM Properties, Inc. proudly presents an incredible opportunity to acquire, by lease or purchase, 12155 South Street, Artesia, CA 90701. This freestanding, 5,821 square foot building is located at the corner of South Street and Norwalk Boulevard, seeing approximately 40,000 cars per day. Ideally situated close to CA-91 and I-605, the property sits within 10 minutes of over 250,000 people. The demographics are strong with an average household income over \$112,000.

In addition to the incredible real estate opportunity, the owner can make the equipment available as well. Featuring two (2) walk in coolers, a walk in freezer, five (5) additional True reach in refrigerators and a True reach in freezer, the restaurant sat approximately 175, along with two banquet rooms. In the kitchen there more than 25' of grills and fryers, all covered by hood. There is an second hood in the rear of the kitchen, currently used as a baking station. Two ovens, water and ice dispensers and a 100 gallon grease trap can also be included.

This truly turn-key operation will not last!





## Financial Terms

Building SF: 5,821 SF  
Lot Size: 22,161 SF  
Parking: 44  
Parking Ratio: 7.59/1,000 SF

Asking Price: \$2,995,000  
Price Per SF: \$514.52 / SF  
Lease Rate: \$11,000 / Mo Net  
Price Per SF: \$1.89 / SF  
Net Fees: Approx. \$0.40 / SF

Restaurant Equipment  
for Purchase: Negotiable



## Surrounding Area

Area retailers at the intersection include Taco Bell, 7-Eleven, Shell Gasoline, and Burger King.

Within 5 miles of several major shopping destinations including Cerritos Towne Center (500k SF), Los Cerritos Mall (1.3M SF), Long Beach Towne Center (1M SF), Lakewood Center (2.1M SF), and Buena Park Downtown (1.1M SF).

The property has excellent freeway access at just over one mile to both I-605 and CA-91. Additionally, the subject property is within 6 miles of Knott's Berry Farm, 6.7 Miles northeast of the Long Beach Airport, and just 19.4 Miles southeast of Downtown Los Angeles.

Aerial



12155 South Street, Artesia, CA, 90701



## Main Dining Room

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The restaurant is currently equipped with 100 tables and seating for 175 people.



## Banquet Halls

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In addition to the main dining hall, the restaurant features two additional banquet halls that may accommodate larger groups or parties.





## Turn Key Restaurant Opportunity Just Bring Your Food!

12155 South Street offers buyers or tenants the ability to operate with reduced investment in comparison to ground-up development or conversion.

### Available Equipment:

- Five (5) True Reach-In Refrigerators
- One (1) True Reach-In Freezer
- 100 Tables
- 175 Chairs
- Two (2) Microwaves
- Two (2) Ovens
- One (1) Deli Refrigerator
- Gas Grill
- Water and Ice Dispenser
- Two (2) Fryers
- One (1) Rice Cooker
- 100 Gallon Grease Trap
- Bakers Table
- Mixer
- Dishwasher
- Warmer

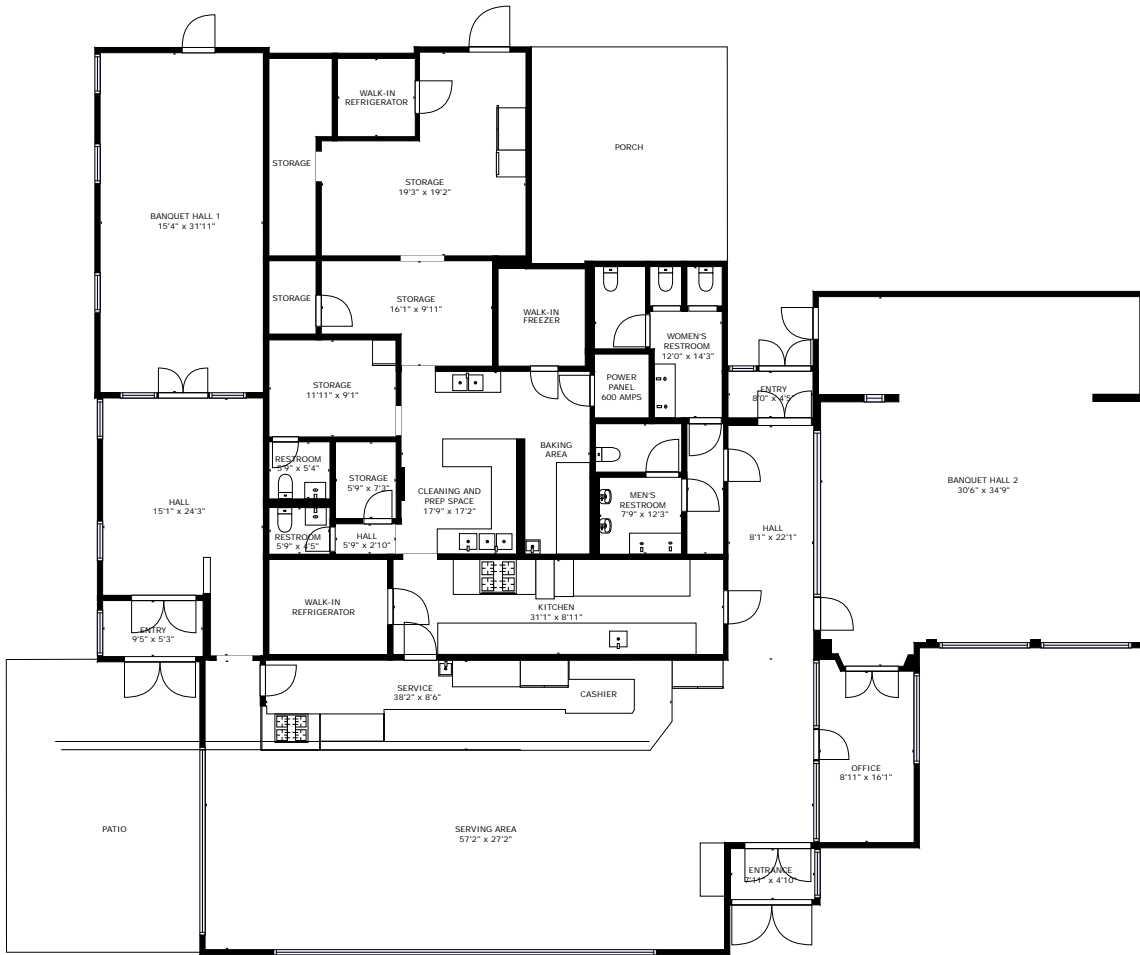
\*\*Equipment is available for purchase to Buyer or Lessee. Price is negotiable\*\*





## SITE PLAN

This 5,821 square foot building sits on a 22,161 square foot lot. The property features 44 parking spaces for a parking ratio of 7.59/1,000. There is a covered car port for two vehicles and three handicapped spaces, including van accessible. Located at the signalized corner of South Street and Norwalk Boulevard, the building will see an average of 40k cars per day. The subject property is approximately 1.2 miles south of CA-91 and 1.4 miles east of I-605, providing favorable freeway access. It also within minutes of major shopping centers: Los Cerritos Mall and the Cerritos Towne Center



## FLOOR PLAN

With an exceptionally functional layout, the 5,821 square foot restaurant features a large dining room, two banquet halls, 35' service area or counter, two kitchen cooking areas with 27' and 13' hoods, two walk-in refrigerators, and one walk-in freezer. There are two customer restrooms off the dining area, and two employee restrooms within the kitchen.




## SBA OWNER OCCUPIED FINANCING

SBA Financing provides business owners to acquire real estate with as little as 10% down payment. This is an incredible opportunity to own the building for little more than to lease it.

Lease: \$1.89/sf NNN  
Own: \$2.29/sf NNN

12155 South Street, Artesia, CA, 90701


**CALIFORNIA BANK TRUST**


For: Potential Buyer  
Date: June 18, 2020  
Property: 12155 South Street, Artesia, CA

### OWNER-OCCUPIED, COMMERCIAL REAL ESTATE COMPARISON

Purchase Price: \$3,000,000	SBA 504 Loan		
	Bank Portion	CDC Portion	Total
Loan Amount	\$1,500,000	\$1,200,000	\$2,700,000
Fees Financed		\$30,000	\$30,000
Terms	25 yrs	25 yrs	
Interest Rate	3.75%	2.59%	
Rate Structure	Fixed 10-years	Fixed - 25 yrs	
Years Amortized	25	25	
<b>Monthly Payment</b>	<b>\$7,711.97</b>	<b>\$5,628.99</b>	<b>\$13,340.96</b>
<b>Estimated Closing Costs</b>			
Down Payment			\$300,000
Attorney Fees		\$2,000	\$2,000
Appraisal	\$2,500		\$3,000
Environmental Report	\$1,800		\$1,800
Est. Title policy	\$2,295		\$1,054
Est. Escrow Fees	\$1,225		\$1,225
Miscellaneous Fees	\$605		\$605
Loan Processing Fee			
Loan or Guaranty Fee	\$15,000	\$30,000	\$45,000
<b>Closing Costs</b>	<b>\$23,425</b>	<b>\$2,000</b>	<b>\$354,684</b>

The SBA 7a loan can be fixed for 10-year increments. The 504 Bank 1st TD Loan is 25-year fully amortized, with a 10-year rate adjustments. The SBA 2nd TD Loan is fully amortized and fixed for 25 years. The SBA fees are financed. Does not include title, escrow, recording, appraisal, etc. These rates and terms are for illustrative and discussion purposes only and are not a commitment to lend.

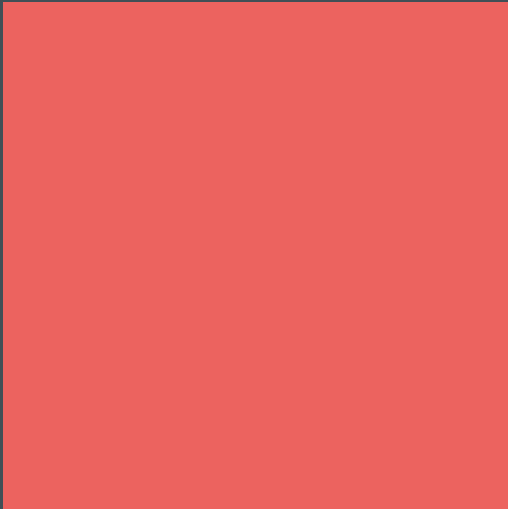
**Ed Nance**  
**(714) 898-4935**  
[ed.nance@calbt.com](mailto:ed.nance@calbt.com)



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12155 South Street  
Artesia, CA 90702



## Demographics



	1 Mile	3 Miles	5 Miles
Population	26,622	233,568	638,499
Household Size	3.32	3.34	3.30
Median Age	44.8	39.0	37.0
Race/Ethnicity	Asian: 56.4% Black: 4.5% Hispanic: 19.4% Other: 7.4% White: 27.4%	Asian: 34.2% Black: 5.2% Hispanic: 34.9% Other: 14.1% White: 40.5%	Asian: 22.9% Black: 5.8% Hispanic: 43.0% Other: 17.7% White: 47.1%

	1 Mile	3 Miles	5 miles
Average Household Income - 2019	\$112,707	\$104,870	\$98,558
Projected Income - 2024	\$131,682	\$122,995	\$115,799
Growth	17%	17%	17%
Restaurant Expenditures Total	\$36,120,748	\$298,438,435	\$778,358,345

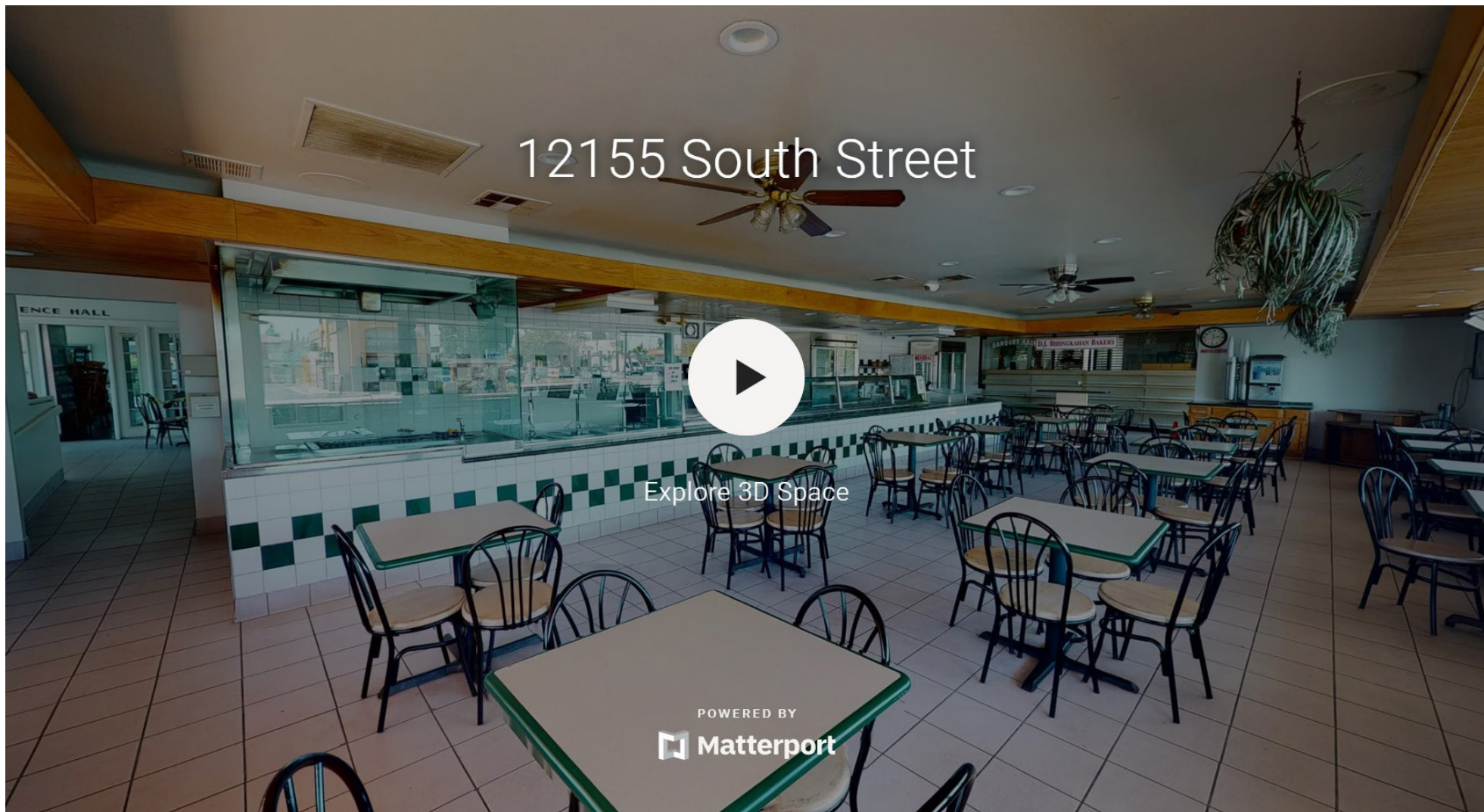




## Virtual Tour

### Explore the Space in 3D

Click [HERE](#) or on the Image Below





Exclusively Listed By:

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**Lic. 01919110**

For More Information, Please Visit:

**[www.12155South.com](http://www.12155South.com)**